




McEwan Fraser Legal
Solicitors & Estate Agents
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64/2/3 Cecil Street
HILLHEAD | GLASGOW | G12 8RJ

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Cecil Street is tucked neatly in behind Byres Road in the heart of Glasgow's West End which is a mecca for students and professionals alike.

The trendy West End is a superb place to live with all the best bars, restaurants, clubs and cafes right on your doorstep.

Public transport is excellent with a variety of bus routes and subway stations all around the area. These provide free and easy access to the City Centre, mainline train stations and the major universities.

For the motorist, the M8 motorway network is within a 10 minute drive and provides ready access to the whole of the Central Belt and beyond.



64/2/3

CECIL STREET

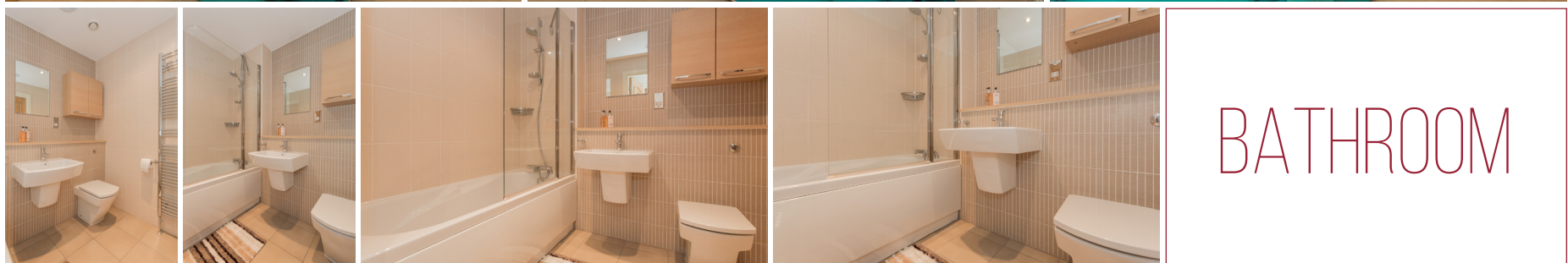
Part-Exchange available. McEwan Fraser Legal is delighted to present this absolutely stunning two double bedroom, two bathroom, second floor apartment to the market. The property has been sympathetically designed to encompass all the luxury and benefits of modern contemporary living within a stunning traditional façade in the heart of the West End. The apartment is in excellent condition and has been finished to an exceptional standard with hardwood flooring, sandstone tiling, quality fixtures and fittings, underfloor heating for the bathrooms and an integrated sound system in the principle rooms. The property also benefits from modern conveniences including double glazing, gas central heating and a secure entry system.

On entering the property you find yourself in a spacious hallway that has integrated storage along with shelving and coat hooks and plenty of options for sideboards or other free standing furniture. The generous reception room is focused towards a large bay window which floods your living space with natural light and really compliments the contemporary neutral finish. The room has been designed to offer flexibility and there is plenty of space for a range of furniture but a couple of larger sofas and a dining table will fit in nicely. The kitchen is immediately to the rear of the reception room and is comprised of a range of base and wall mount units finished with solid wooden work surfaces. There is great use of space allowing you ample prep and storage space for the aspiring chef. Integrated appliances include gas hob, electric oven, microwave, fridge freezer, dishwasher and washing machine.

The master bedroom is large airy room with built-in wardrobe and space for further freestanding furniture. This great bedroom also provides access to a contemporary fully tiled en-suite that boasts underfloor heating and a double shower. There is a further good sized double bedroom with built-in wardrobe and, finally, the master bathroom. Fully tiled and with underfloor heating, the bathroom boasts a three piece suite with shower over bath, where there is a shower also been added to the main bathroom with shower screen.

A chic modern apartment that really must be viewed to be fully appreciated.





SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.92m (19'5") x 5.00m (16'5")
Kitchen	3.10m (10'2") x 2.80m (9'2")
Master Bedroom	4.00m (13'1") x 3.82m (12'6")
En-suite	2.10m (6'11") x 1.30m (4'3")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 1.90m (6'3")

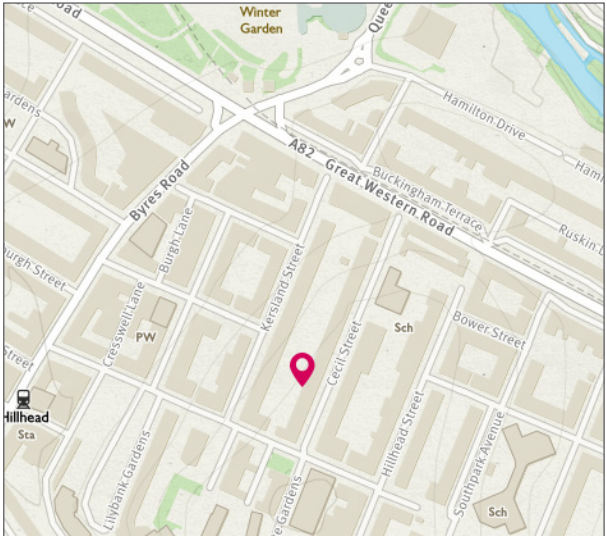
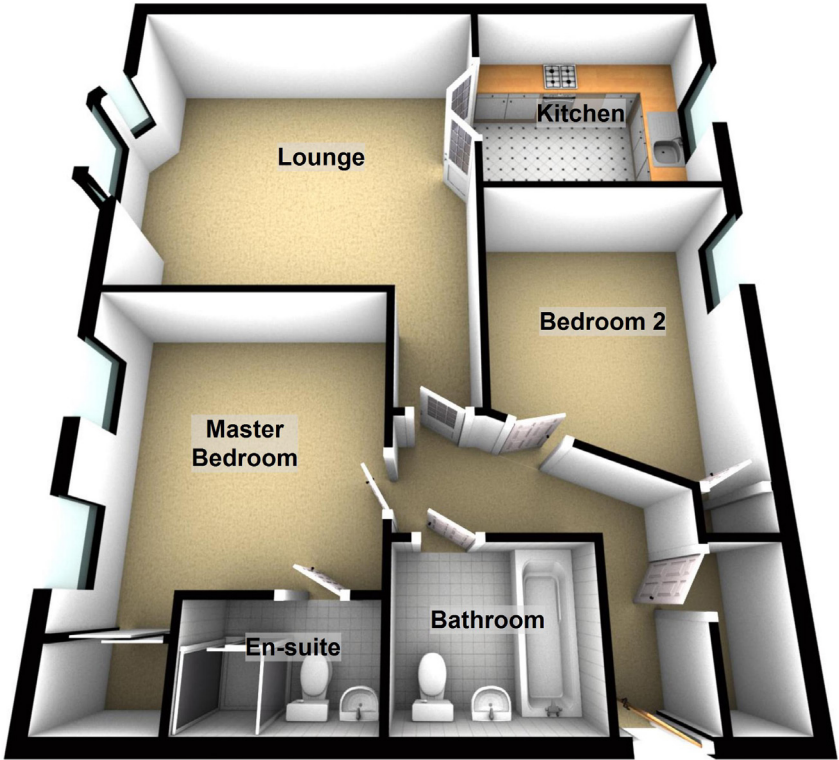
GROSS INTERNAL FLOOR AREA (M²)

76 m2

EXTRAS

(Included in the sale)

Blinds and leather L-shaped settee can also be sold at a negotiated price.






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Part
Exchange
Available



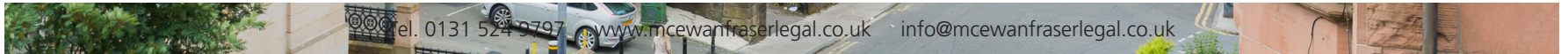
Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer



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